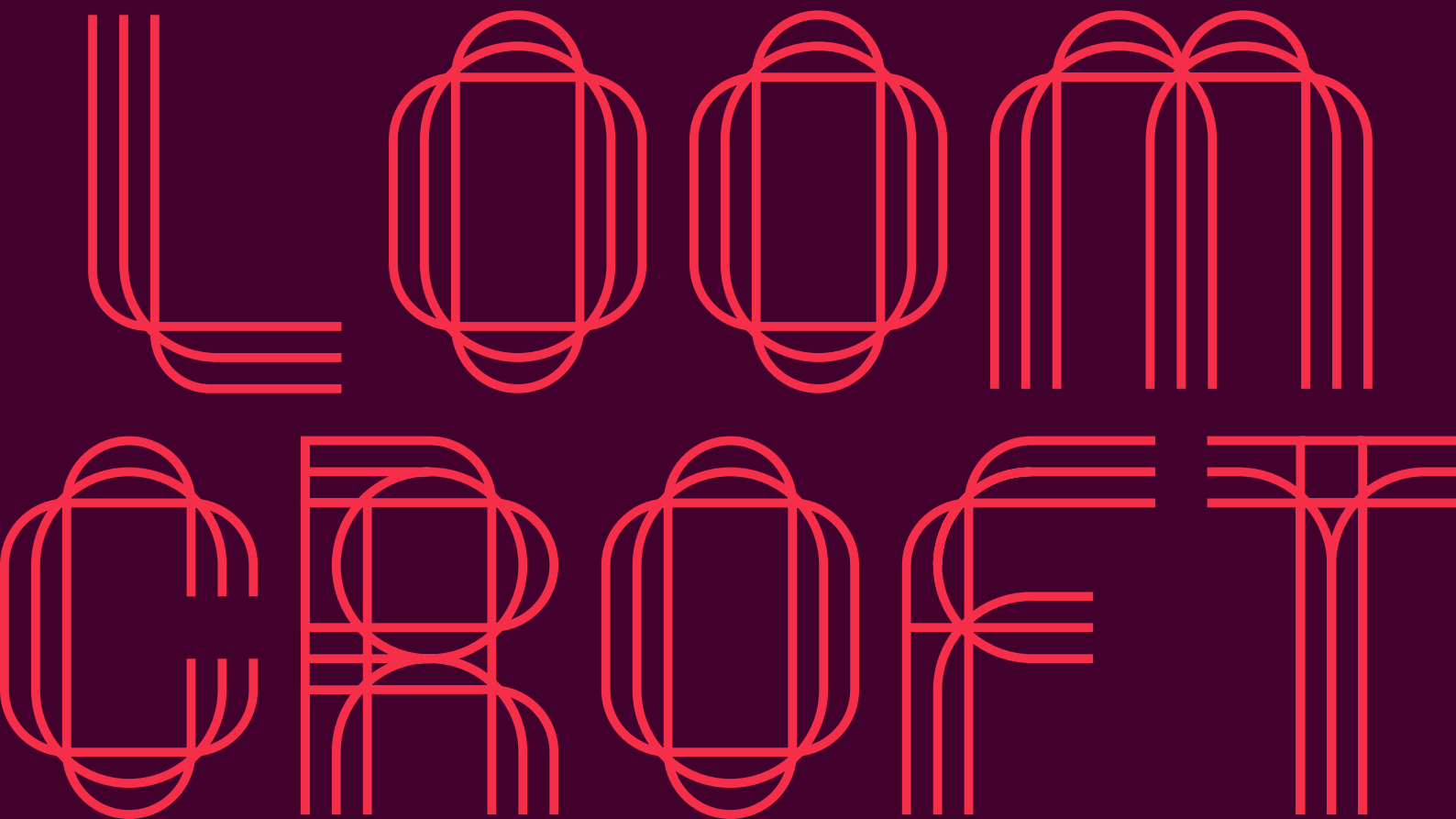




A CLOSE KNIT COMMUNITY IN THE  
HEART OF KERESLEY, COVENTRY



# PLATFORM HOME OWNERSHIP

Your dream home is more affordable than you may think with Shared Ownership. Shared Ownership means you can purchase part of your home and then pay rent on the remaining share.

Typically, you can purchase 40-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Whatever you're looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 10-75% of your property and pay a subsidised rent on the remaining share you don't own.

## BUILDING A BETTER FUTURE THROUGH NEW HOMES

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

## BUYING YOUR LOOMCROFT HOME THROUGH SHARED OWNERSHIP

# 1

### BUY THE FIRST SHARE IN YOUR NEW HOME

Purchase an initial share typically between 10% and 75% with a 5-10% deposit on that share

# 2

### PAY RENT ON THE REMAINING SHARE

Pay subsidised rent on the portion you don't own, often below market rates

# 3

### BUY MORE SHARES IN YOUR HOME LATER

Increase ownership through 'staircasing' buying additional shares as finances allow



# WELCOME TO LOOMCROFT, A BRAND NEW DESTINATION IN KERESLEY

With a rich heritage, unparalleled location and exceptional build quality as standard, Loomcroft represents the next step for contemporary living in the local market. Named after the area's textile and agricultural heritage, this collection of two-, three and four-bedroom homes is available via Shared Ownership and Rent to Buy.

Each home will feature open-plan living spaces and contemporary fixtures to deliver market-leading energy efficiency, ensuring buyers have a broad range of options to choose from in this incredibly popular destination.

33

TWO  
BEDROOM  
HOMES

60

THREE  
BEDROOM  
HOMES

15

FOUR  
BEDROOM  
HOMES



1.



2.



3.

- 1. COVENTRY CATHEDRAL
- 2. WEST ORCHARDS SHOPPING CENTRE
- 3. THE GOLDEN CROSS PUB
- 4. COVENTRY POLICE MUSEUM



4.

LOCATION

# ON YOUR DOORSTEP

Loomcroft sits on Bennetts Road at the heart of Keresley, an attractive suburban village four miles from Coventry city centre. Loomcroft is ideally positioned to offer residents the best of both worlds - easy access to the lifestyle and amenities of a major UK city but immediately surrounded by the beautiful ancient woodland Keresley is known for. Loomcroft represents a new addition to an already desirable postcode.



# THE NEXT GENERATION

Education is a major pillar for Coventry, with the city hosting a broad range of school settings for all ages. There are 96 primary schools and 35 secondary schools across the area, 76% of which are either rated Good or Outstanding by OFSTED.

There are also four major higher education institutions in or around Coventry - the University of Warwick, Coventry University, Arden University and Coventry College. This means there are over 140 courses of study available for students in some of the best-ranked universities in the country.

## NURSERY

### LITTLE NUTKINS AT ST THOMAS

Type: **Private Nursery**

Age Range: **0-5**

Distance: **1.5 miles**

### FOUR BROOKS DAY NURSERY & PRE-SCHOOL

Type: **Private Nursery**

Age Range: **0-5**

Distance: **2.0 miles**

### ROCKING HORSE KINDERGARTEN

Type: **Private Nursery**

Age Range: **0-5**

Distance: **2.2 miles**

## PRIMARY

### KERESLEY NEWLAND PRIMARY ACADEMY

Type: **State**

Age Range: **3-11**

Distance: **1.6 miles**

### KERESLEY GRANGE PRIMARY SCHOOL

Type: **State**

Age Range: **4-11**

Distance: **1.8 miles**

### WHITMORE PARK PRIMARY SCHOOL

Type: **State**

Age Range: **3-11**

Distance: **2.0 miles**

## SECONDARY

### PRESIDENT KENNEDY SCHOOL ACADEMY

Type: **State Academy**

Age Range: **11-18**

Distance: **2.0 miles**

### CARDINAL NEWMAN CATHOLIC SCHOOL

Type: **State Catholic School**

Age Range: **11-18**

Distance: **2.5 miles**

### OUNDON COURT SCHOOL

Type: **State Academy**

Age Range: **11-18**

Distance: **2.7 miles**

# STAY IN THE LOOP

As you'd imagine, the transport links in and out of Keresley are excellent thanks to its proximity to Coventry. The local bus service runs regularly, ensuring you always have access to the city's amenities including the train station, which offers links to other major UK destinations.

Coventry is one of the largest cities in the country, which brings with it all of the modern amenities you'd expect - from nightlife and shopping to leisure, connectivity and great educational facilities.



1.

1. HERBERT ART GALLERY & MUSEUM  
2. COVENTRY TRAIN STATION

**WALK**

- Hogans Bar & Bistro  
6 Minutes
- High Street (Bus Stop)  
7 Minutes
- Chemycare Pharmacy  
8 Minutes
- Shire (Pharmacy)  
9 Minutes
- Coundon Hall Park  
10 Minutes
- Wills Pharmacy  
12 Minutes
- Keresley Post Office  
13 Minutes
- Morrisons (Supermarket)  
18 Minutes

**DRIVE**

- Keresley Green Medical Centre  
2 Minutes
- Morrisons  
5 Minutes
- Arena Park Shopping Centre  
6 Minutes
- M6 J3  
7 Minutes
- Alvis Retail Park  
10 Minutes
- Bermuda Park (Nuneaton)  
11 Minutes
- Cannon Park Shopping Centre  
14 Minutes
- University Hospital Coventry & Warwickshire  
20 Minutes

**TRAIN**

- From Coventry Station
- Coventry Arena  
7 Minutes
  - Rugby  
9 Minutes
  - Bedworth  
13 Minutes
  - Leamington Spa  
11 Minutes
  - Bermuda Park  
17 Minutes
  - Birmingham New Street  
21 Minutes
  - Nuneaton  
22 Minutes
  - Northampton  
32 Minutes
  - London Euston  
57 Minutes

FASTEST JOURNEY TIMES ARE SHOWN



2.





- 1. DHILLIONS BREWERY SPIRE BAR
- 2. COVENTRY TRANSPORT MUSEUM
- 3. CATHEDRAL LANES CENTRE
- 4. COGS BAR & KITCHEN



At a time when people are looking to reduce their cost of living, features such as EV Charging Points can have a huge impact on resident finances.

Our homes are thoughtfully designed to create a lasting legacy for future generations, fostering sustainable communities that enhance wellbeing. Every detail is considered to balance environmental responsibility with modern living.



**FIBRE OPTIC BROADBAND**

Supporting home working while reducing your carbon footprint.



**ENERGY PERFORMANCE**

Highly efficient B-rated homes designed to keep costs and carbon emissions low.



**WATER EFFICIENCY**

100% dual flush toilets, water-saving baths, and restrictor taps.



**ELECTRIC VEHICLE CHARGING POINTS**

Smart green technology helps lower your carbon footprint.



**RENEWABLE ENERGY**

Our homes are powered by 100% renewable energy.

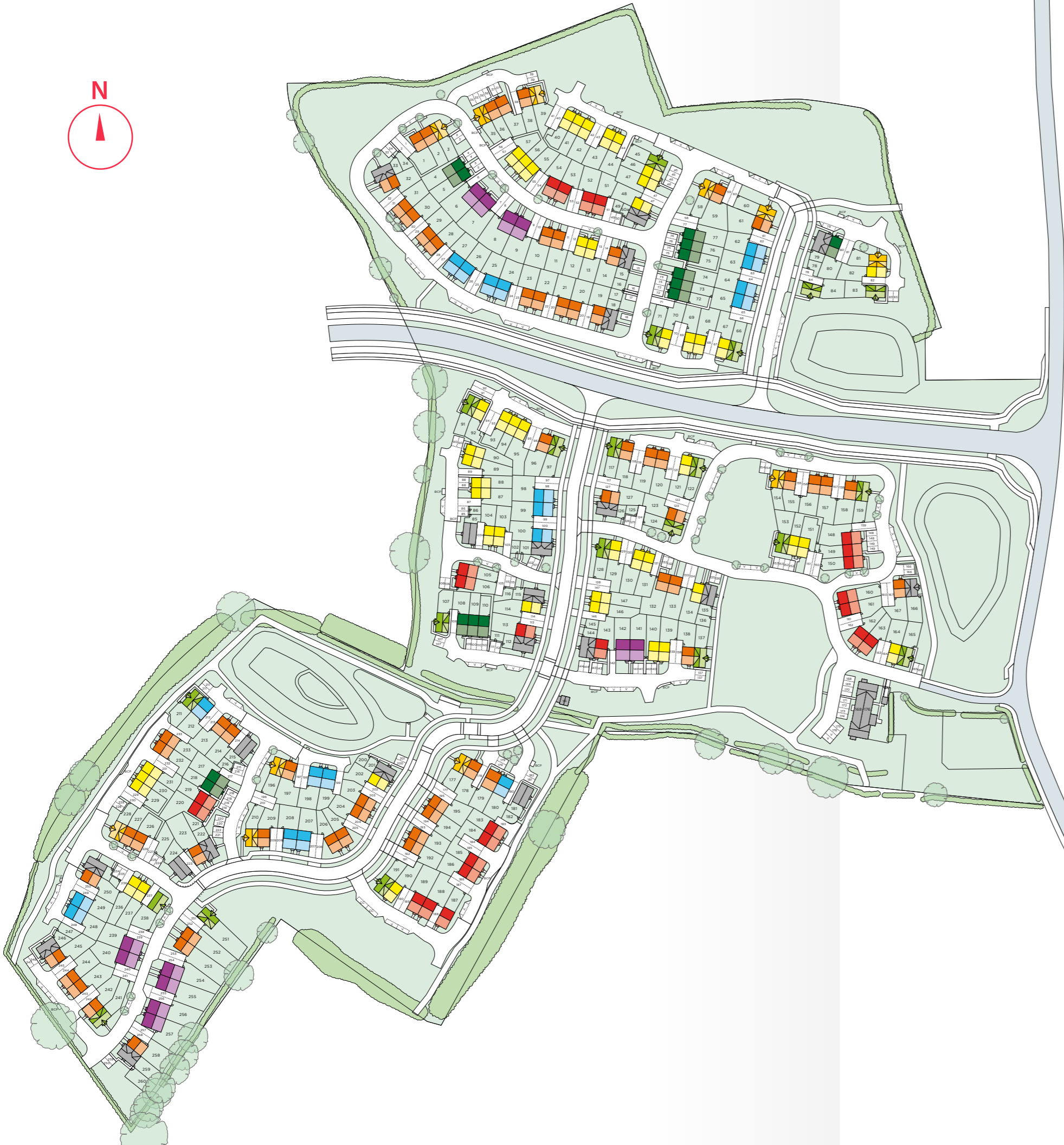
**FUTURE  
PROOFED  
LIVING**



## ABOUT THE DEVELOPMENT

# SETTLE DOWN

Loomcroft is an exceptional addition to the local property market and will set a new standard for homes for sale in Coventry. Aside from the modern features of the development itself, the desirability and accessibility offered by its location means it is ideal for couples looking to settle down or families seeking their dream home.



GET TO KNOW

# LOOMCROFT

Loomcroft is an exclusive collection of two and three and four-bedroom homes offering new opportunities for first time buyers, downsizers and growing families.

- THE HEDDLE** 2 BEDROOM

Plots 4, 5, 72, 73, 74, 75, 76, 77, 80, 108, 110, 217 & 218.
- THE WEAVER** 2 BEDROOM

Plots 12, 13, 40, 41, 42, 43, 44, 46, 47, 48, 55, 56, 57, 67, 68, 69, 70, 82, 87, 88, 89, 90, 93, 94, 95, 114, 121, 130, 131, 134, 139, 140, 146, 147, 151, 152, 164, 190, 202, 229, 230, 231, 236 & 237.
- THE BARLEY** 3 BEDROOM

Plots 45, 66, 71, 82, 84, 91, 97, 107, 117, 122, 128, 137, 153, 191, 211, 238, 241 & 251.
- THE CROFTER** 3 BEDROOM

Plots 3, 35, 39, 58, 60, 81, 154, 177, 196, 210 & 228.
- THE DRAPER** 3 BEDROOM

Plots 51, 52, 53, 54, 105, 106, 113, 144, 148, 149, 150, 160, 161, 162, 163, 183, 184, 185, 186, 187, 188, 189, 219 & 220.
- THE ORCHARD** 3 BEDROOM

Plots 1, 2, 10, 11, 14, 19, 20, 21, 22, 23, 28, 29, 30, 31, 32, 36, 37, 38, 59, 61, 96, 118, 119, 120, 123, 127, 132, 133, 138, 155, 156, 157, 158, 167, 178, 179, 192, 193, 194, 195, 197, 204, 205, 206, 209, 213, 214, 223, 226, 227, 232, 233, 242, 243, 244, 245, 250, 252, 253 & 258.
- THE HAYFIELD** 4 BEDROOM

Plots 6, 7, 8, 9, 141, 142, 239, 240, 254, 255, 256 & 257.
- THE MEADOWGATE** 4 BEDROOM

Plots 24, 25, 26, 27, 42, 43, 44, 45, 98, 99, 100, 180, 198, 199, 207, 208, 248 & 249.

2 BEDROOM

# THE WEAVER

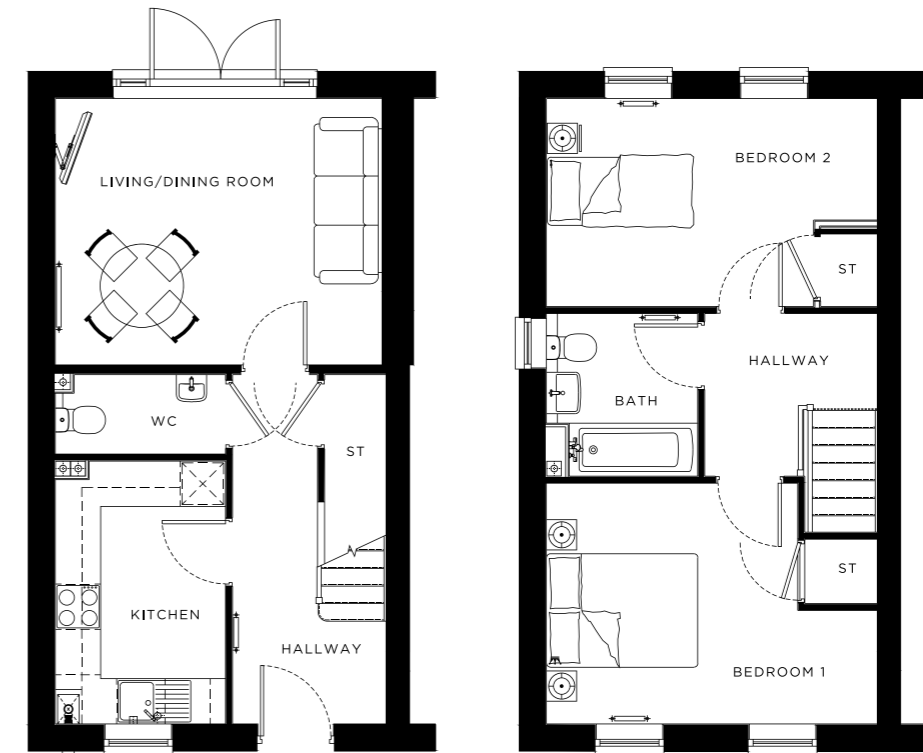
MID & END-TERRACE / SEMI-DETACHED  
785 SQ FT / 72.9 M<sup>2</sup>



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GROUND FLOOR

FIRST FLOOR



Floorplans not to scale. For indicative purposes only

<b>KITCHEN</b>	7.7 m <sup>2</sup>	83 sq ft
<b>LIVING / DINING ROOM</b>	15.2 m <sup>2</sup>	164 sq ft

<b>BEDROOM 1</b>	12.2 m <sup>2</sup>	131 sq ft
<b>BEDROOM 2</b>	11.1 m <sup>2</sup>	120 sq ft

## SPECIFICATION

### KITCHEN

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC

### BATHROOM

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### GENERAL

- Nearby schools and local amenities
- Excellent location
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

2 BEDROOM

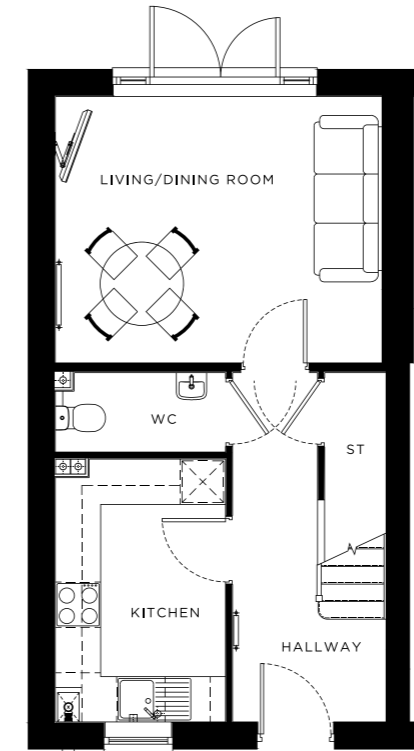
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MID & END-TERRACE / SEMI-DETACHED  
785 SQ FT / 72.9 M<sup>2</sup>

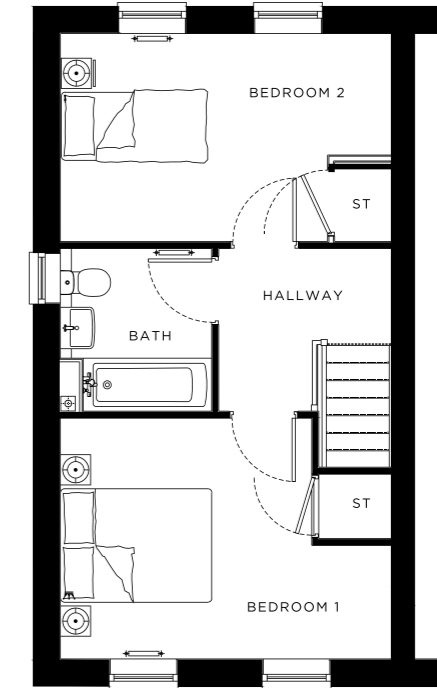


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## SPECIFICATION

### KITCHEN

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### GENERAL

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- Excellent location
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

2 BEDROOM

# THE HEDDLE

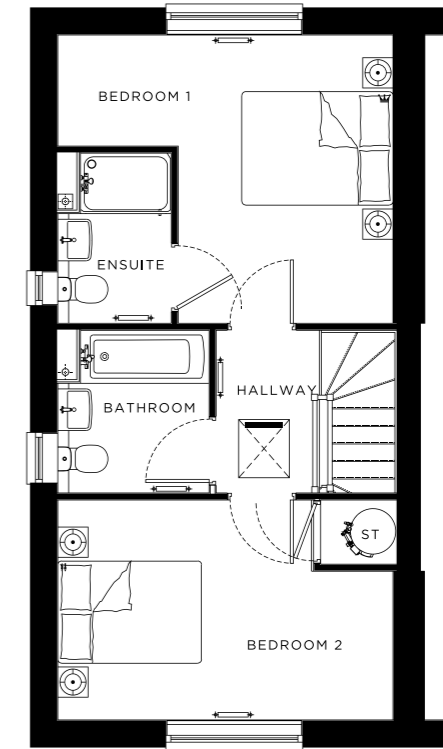
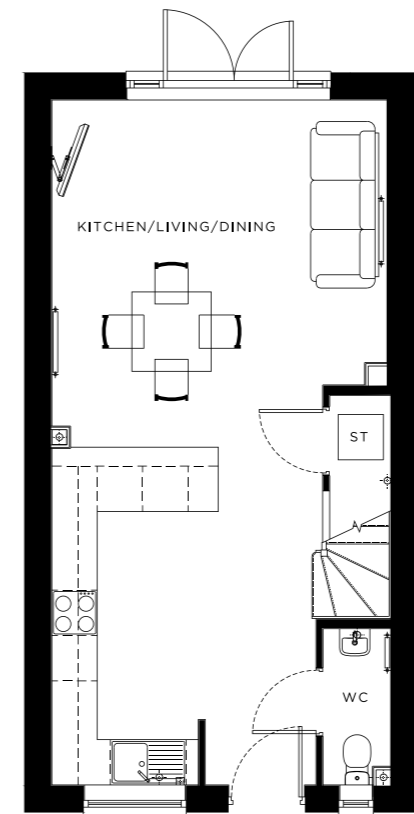
MID & END-TERRACE / SEMI-DETACHED  
929 SQ FT / 86.3 M<sup>2</sup>



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GROUND FLOOR

FIRST FLOOR



KITCHEN/LIVING/DINING	36.6 m <sup>2</sup>	394 sq ft
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BEDROOM 1	12.2 m <sup>2</sup>	132 sq ft
BEDROOM 2	11.9 m <sup>2</sup>	128 sq ft

Floorplans not to scale. For indicative purposes only

## SPECIFICATION

### KITCHEN

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/living/dining

### BATHROOM

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### GENERAL

- Nearby schools and local amenities
- Excellent location
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

3 BEDROOM

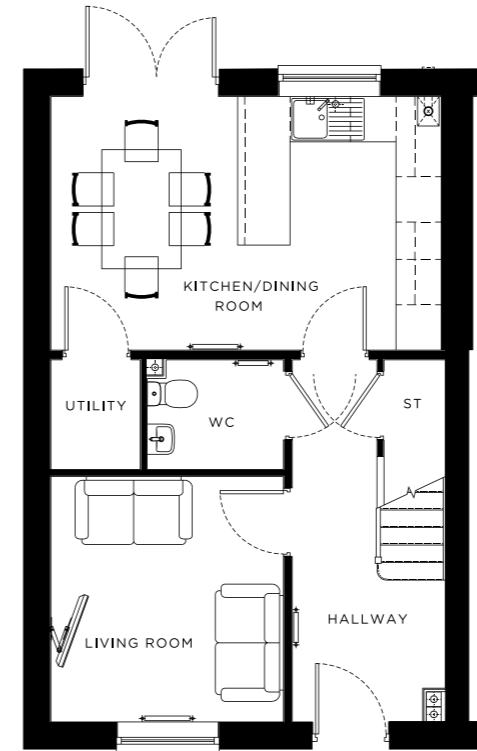
# THE DRAPER

MID & END-TERRACE / SEMI-DETACHED / DETACHED  
930 SQ FT / 86.4 M<sup>2</sup>

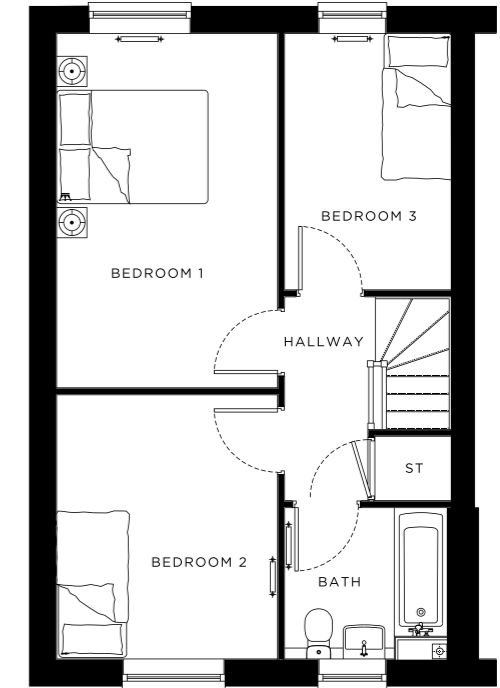


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GROUND FLOOR



FIRST FLOOR



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KITCHEN / DINING ROOM	17.1 m <sup>2</sup>	184 sq ft
LIVING ROOM	10.0 m <sup>2</sup>	107 sq ft

BEDROOM 1	13.7 m <sup>2</sup>	147 sq ft
BEDROOM 2	10.2 m <sup>2</sup>	110 sq ft
BEDROOM 3	7.5 m <sup>2</sup>	80 sq ft

## SPECIFICATION

### KITCHEN

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3 BEDROOM

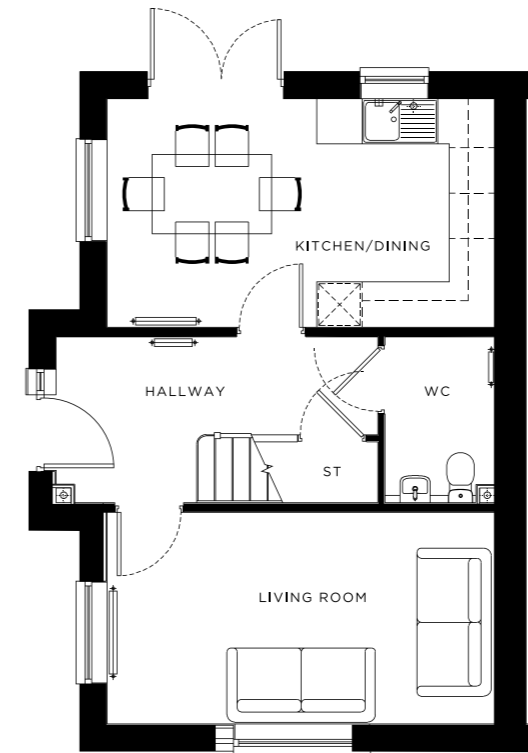
# THE BARLEY

SEMI-DETACHED / DETACHED  
1,020 SQ FT / 94.8 M<sup>2</sup>

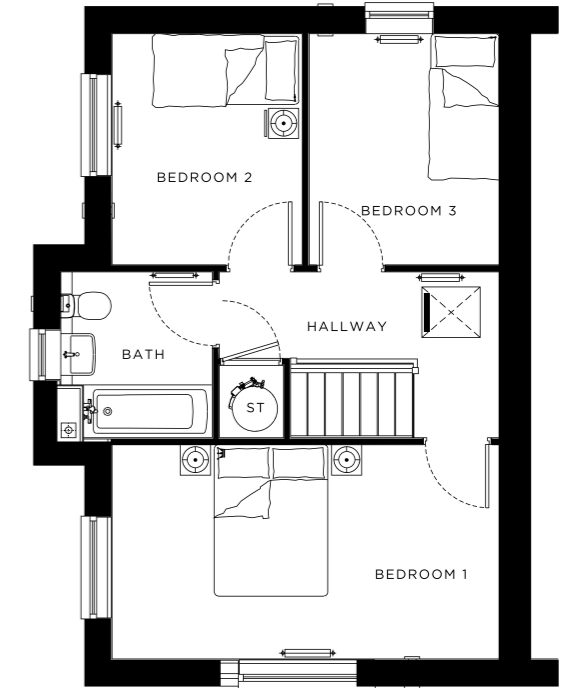


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GROUND FLOOR



FIRST FLOOR



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KITCHEN / DINING	15.5 m <sup>2</sup>	167 sq ft
LIVING ROOM	14.3 m <sup>2</sup>	154 sq ft

BEDROOM 1	13.0 m <sup>2</sup>	140 sq ft
BEDROOM 2	7.7 m <sup>2</sup>	83 sq ft
BEDROOM 3	7.7 m <sup>2</sup>	83 sq ft

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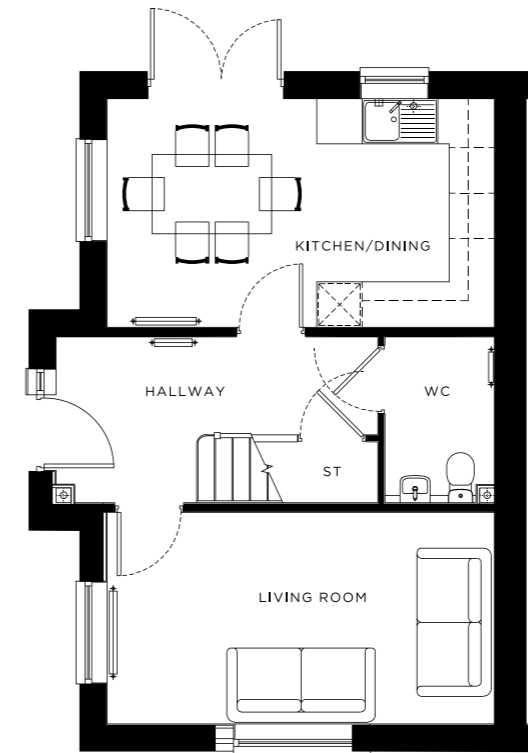
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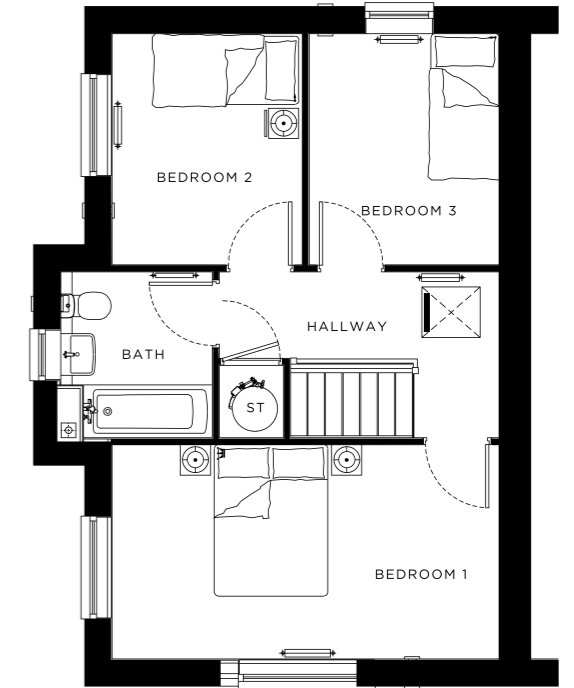


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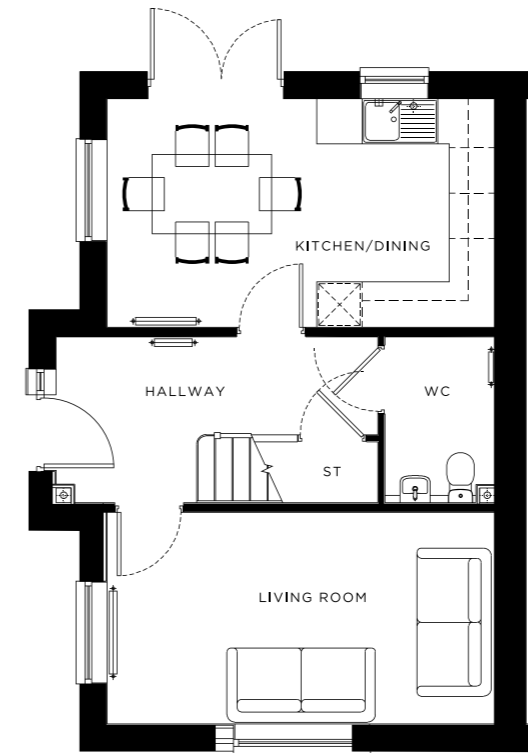
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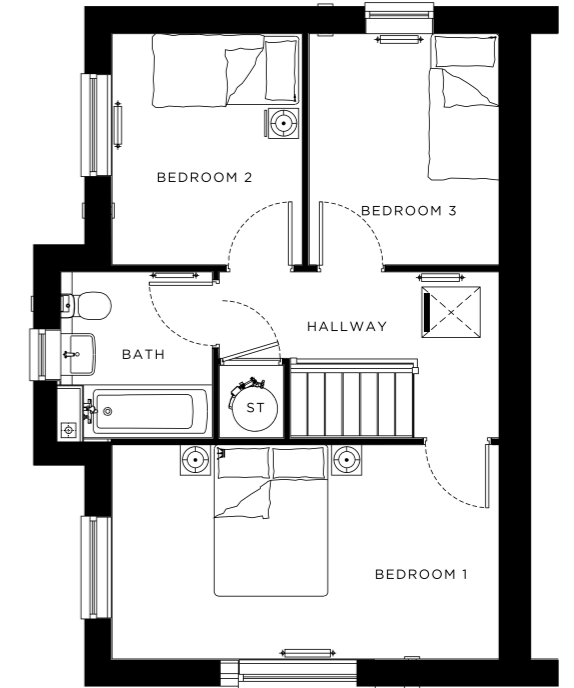


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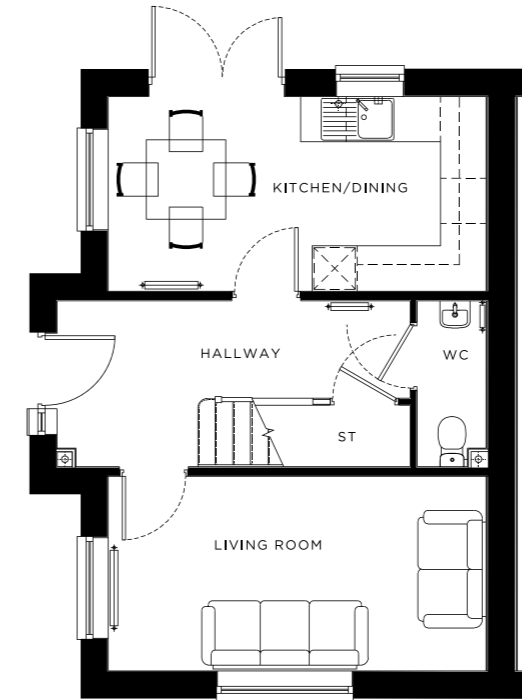
# THE CROFTER

END-TERRACE / SEMI-DETACHED  
930 SQ FT / 86.4 M<sup>2</sup>



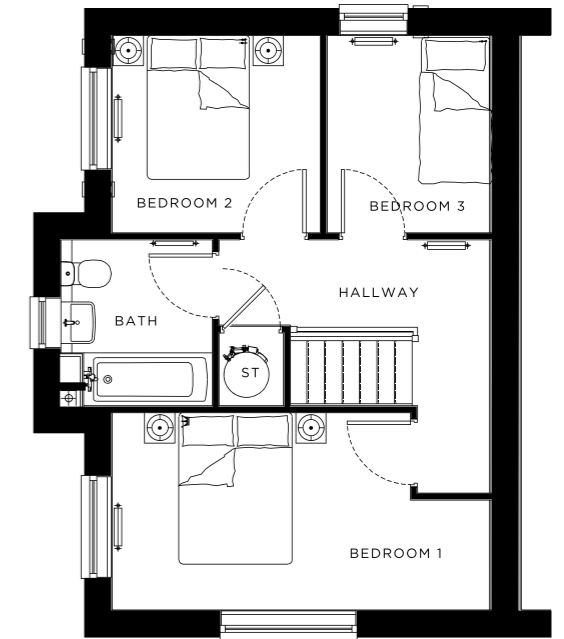
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GROUND FLOOR



KITCHEN/DINING	12.8 m <sup>2</sup>	138 sq ft
LIVING ROOM	12.8 m <sup>2</sup>	138 sq ft

FIRST FLOOR



BEDROOM 1	11.8 m <sup>2</sup>	127 sq ft
BEDROOM 2	7.2 m <sup>2</sup>	77 sq ft
BEDROOM 3	5.6 m <sup>2</sup>	60 sq ft

Floorplans not to scale. For indicative purposes only

## SPECIFICATION

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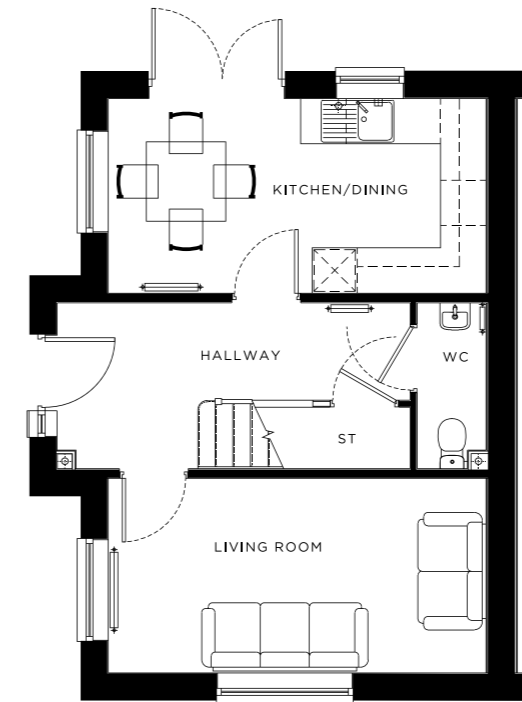
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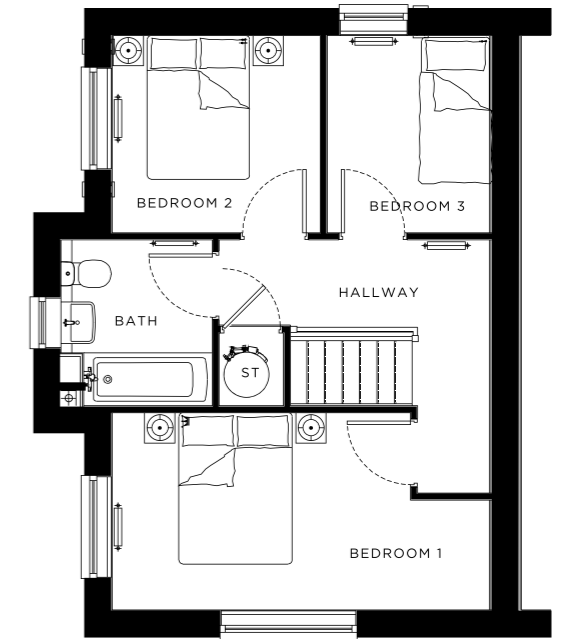
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Floorplans not to scale. For indicative purposes only

## SPECIFICATION

### KITCHEN

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### BATHROOM

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### GENERAL

- Nearby schools and local amenities
- Excellent location
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

3 BEDROOM

# THE ORCHARD

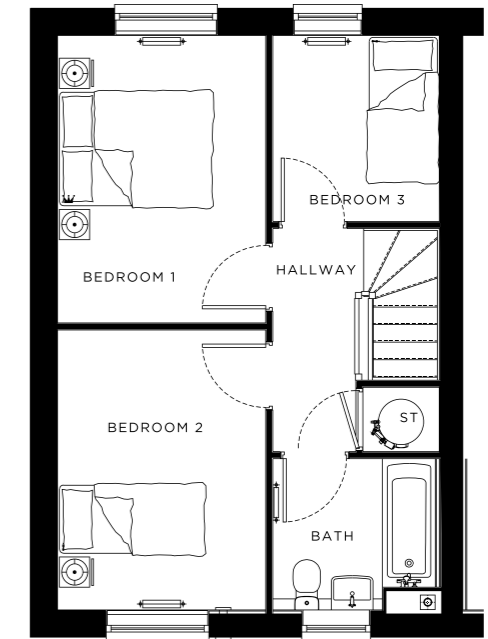
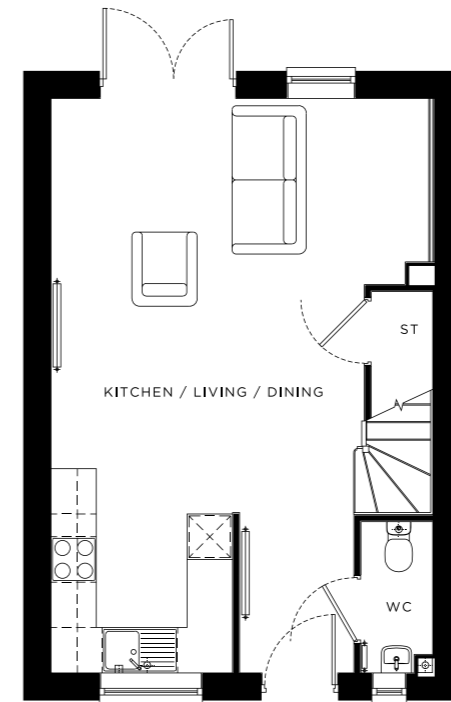
MID & END-TERRACE / SEMI-DETACHED  
930 SQ FT / 86.4 M<sup>2</sup>



This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

GROUND FLOOR

FIRST FLOOR



KITCHEN/LIVING/DINING	34.8 m <sup>2</sup>	374 sq ft
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BEDROOM 1	10.6 m <sup>2</sup>	114 sq ft
BEDROOM 2	10.5 m <sup>2</sup>	113 sq ft
BEDROOM 3	5.4 m <sup>2</sup>	58 sq ft

Floorplans not to scale. For indicative purposes only

## SPECIFICATION

### KITCHEN

- Modern fitted kitchen
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- Open plan kitchen/living/dining

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3 BEDROOM

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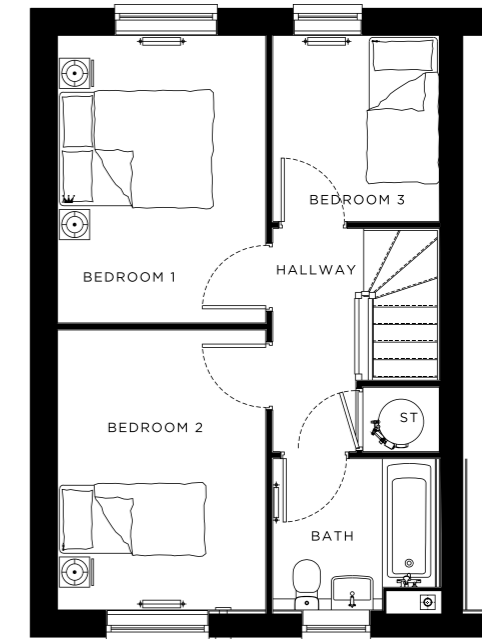
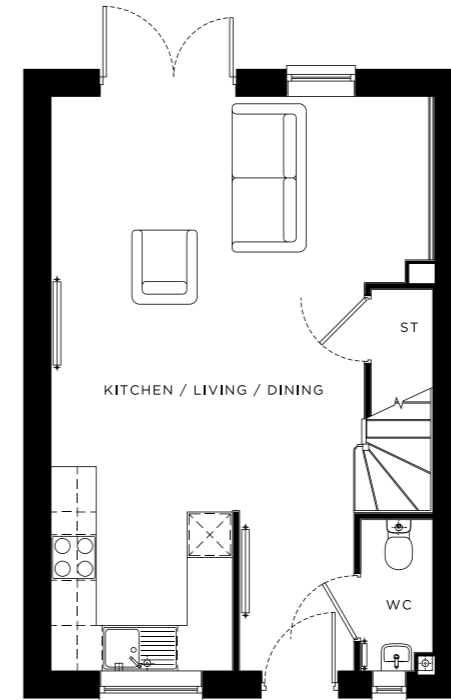
MID & END-TERRACE / SEMI-DETACHED  
930 SQ FT / 86.4 M<sup>2</sup>



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GROUND FLOOR

FIRST FLOOR



Floorplans not to scale. For indicative purposes only

KITCHEN/LIVING/DINING	34.8 m <sup>2</sup>	374 sq ft
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BEDROOM 1	10.6 m <sup>2</sup>	114 sq ft
BEDROOM 2	10.5 m <sup>2</sup>	113 sq ft
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4 BEDROOM

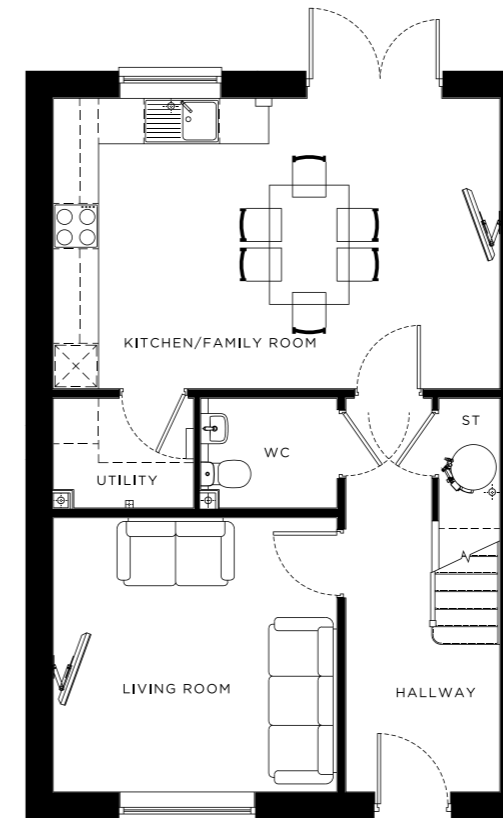
# THE HAYFIELD

SEMI-DETACHED  
1,145 SQ FT / 106.4 M<sup>2</sup>



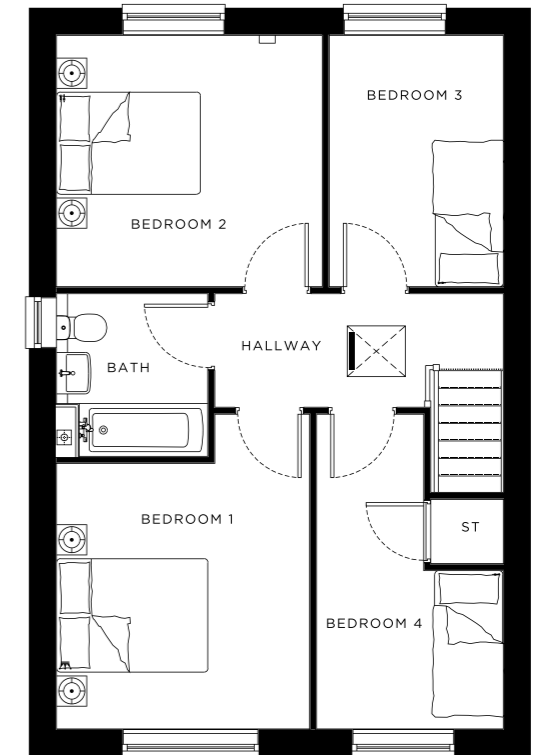
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GROUND FLOOR



KITCHEN/DINING/FAMILY	22.7 m <sup>2</sup>	244 sq ft
LIVING ROOM	13.6 m <sup>2</sup>	146 sq ft

FIRST FLOOR



BEDROOM 1	12.6 m <sup>2</sup>	135 sq ft
BEDROOM 2	11.7 m <sup>2</sup>	126 sq ft
BEDROOM 3	7.6 m <sup>2</sup>	82 sq ft
BEDROOM 4	8.1 m <sup>2</sup>	87 sq ft

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## SPECIFICATION

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4 BEDROOM

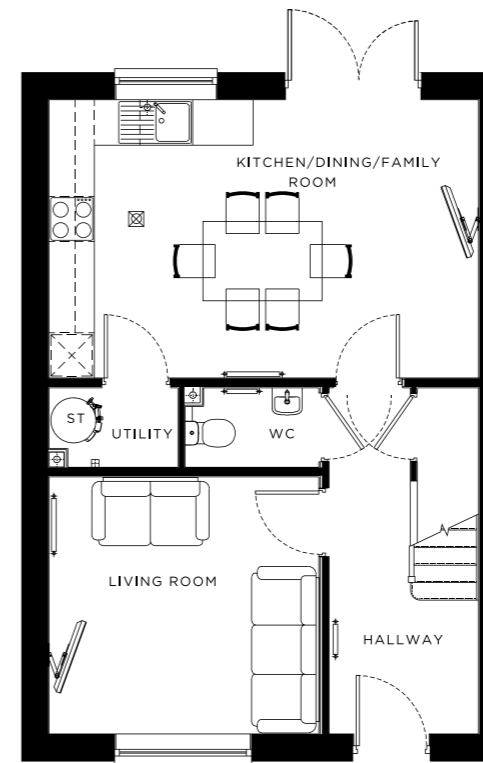
# THE MEADOWGATE

SEMI-DETACHED  
1,097 SQ FT / 101.9 M<sup>2</sup>



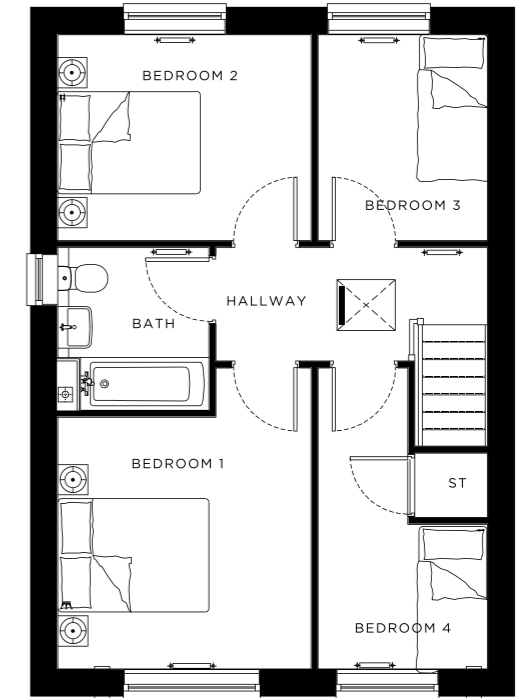
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GROUND FLOOR



KITCHEN/DINING/FAMILY	20.9 m <sup>2</sup>	225 sq ft
LIVING ROOM	12.2 m <sup>2</sup>	132 sq ft

FIRST FLOOR



BEDROOM 1	12.0 m <sup>2</sup>	129 sq ft
BEDROOM 2	9.1 m <sup>2</sup>	98 sq ft
BEDROOM 3	6.1 m <sup>2</sup>	66 sq ft
BEDROOM 4	6.7 m <sup>2</sup>	72 sq ft

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WHAT3WORDS

///LAYING.TRAIL.SENSES

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